

trees birds space lifestyle fresh air horses chickens goats dogs flowers fruit  
vegetables family privacy freedom possums bikes lagoons room home trees  
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# Rural Centre Plans

**(Alternative plans to the  
Government's Draft Rural  
Village Plans)**

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**These Rural Centre Plans have been prepared by the Member for Nelson,  
Gerry Wood in collaboration with the Member for Goyder, Kezia Purick.**

# Introduction

These concept plans has been developed as a positive and practical alternative to the recent release by the NT Government of a document titled the Rural Villages Discussion Paper.

The main difference between these alternative plans and the Government's plans are listed below.

- *the rural lifestyle is shown as a legitimate lifestyle as opposed to living in the suburbs of Darwin, Palmerston or the future city of Weddell.*
- *rural living is protected .*
- *a rural centre is a small community centre serving the rural area not a suburb .*
- *each rural centre has a clear boundary separating rural development from urban development.*
- *small block development is only permitted within a rural centre.*
- *a new zone is to be created called Large Urban LU (0.4ha or 1 acre) and only permitted within rural centres.*
- *the minimum rural lot size in Litchfield remains as 1 hectare or 2.5 acres (Rural Residential RR) and not 0.4 hectare or 1 acre as proposed by the Government.*
- *where lot sizes are small outside of rural centres such as on Fellows Road, Stow Road, or parts of Whitewood Park, Howard Springs they are not used as a precedence but recognised as an exception rather than the rule.*
- *these rural centre plans are based on a principle of good planning rather than vested interests .*

The plans show each rural centre clearly delineated by a red boundary line. Urban, community purposes, industrial, commercial zones are found within the rural centres. Land outside rural centres is zoned Rural Residential RR (1 hectare), Rural Living RL (2 hectare) or Rural (8 hectare).

Indications of the type and siting of services and infrastructure such as aged care and child care would be part of the more detailed response.

Approximate number of lots for Urban, Large Urban LU (0.4 hectare or 1 acre) and additional Rural Residential RR (1 hectare or 1 acre) lots are shown on each plan. The number of blocks for urban has been calculated on a minimum lot size of 800sqm. The number of blocks especially in Noonamah and Berry Springs rural centres is high but could be adjusted by changing the ratio of urban and large urban blocks.

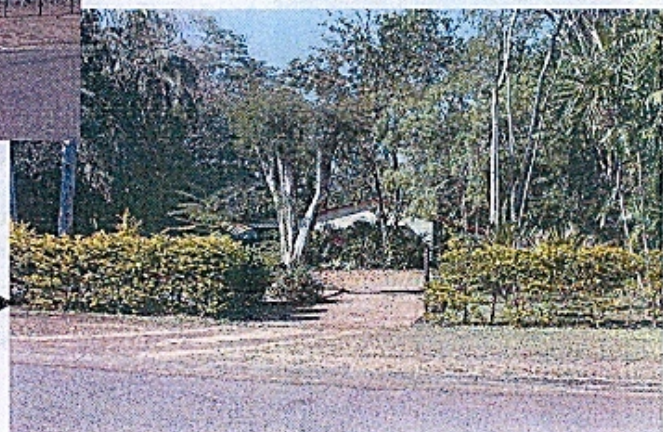
Comment is welcome from rural residents but the basic philosophy as outlined in this document is the central focus of these plans. In simple terms, this plan says 0.4 hectare or 1 acre blocks are not rural they are urban and should be developed within rural centres. Choice of lot sizes will be available in the rural area but achieved through good planning.

Knuckey Lagoon has not been included in this document as the Government is developing a separate plan. It is hoped suburbanisation will not be the goal of any new plan in this rural locality.



Minimum rural lot size—1hectare or 2.5 acres .  
RR Rural Residential

Large urban lot size -  
0.4 hectare or 1 acre  
within rural centres only.  
New zone LU Large Urban



# Humpty Doo Rural Centre



Humpty Doo Shopping Centre



Humpty Doo Police and Fire Station



Humpty Doo Primary School



Humpty Doo residential units



Humpty Doo Service Commercial Centre



Humpty Doo Village Green



St Francis of Assisi Primary School

Humpty Doo Rural Centre appears on existing Litchfield Planning and Land Use Objectives as the main centre for the shire. Commercial and industrial development along with educational and sporting facilities has been developed there. Some of the development has been a bit 'topsy-turvy' eg the commercial area.

The Government has done little to develop residential land in the rural centre even though land is available for residential development. The Spencely Road Industrial Estate is full and no land has been released for a number of years to allow more industrial development.

The alternative plans promote more industrial and residential development within the existing rural centre with a small expansion of urban development to the east of the existing Humpty Doo Rural Centre boundary. This extension would follow Freds Pass Road to Strangways Road and the lot sizes would be Large Urban (0.4 hectare or 1 acre) with a 1 hectare or 2.5 acre buffer.

Agreement would be needed with affected residents before this could occur otherwise it should remain rural.

A small change to the north is also proposed. Land opposite the rural centre on the Arnhem Highway could be rezoned Large Urban LU. The land is presently a wedged shaped parcel of land used for mangoes. Road access from this development would be via the proposed extension of the road from the Metcalfe Lagoon Estate to the Bush Shop.



Taminmin College



Humpty Doo Bus Depot



Litchfield Bowls Club



Humpty Doo NT Housing



Humpty Doo Industrial Centre



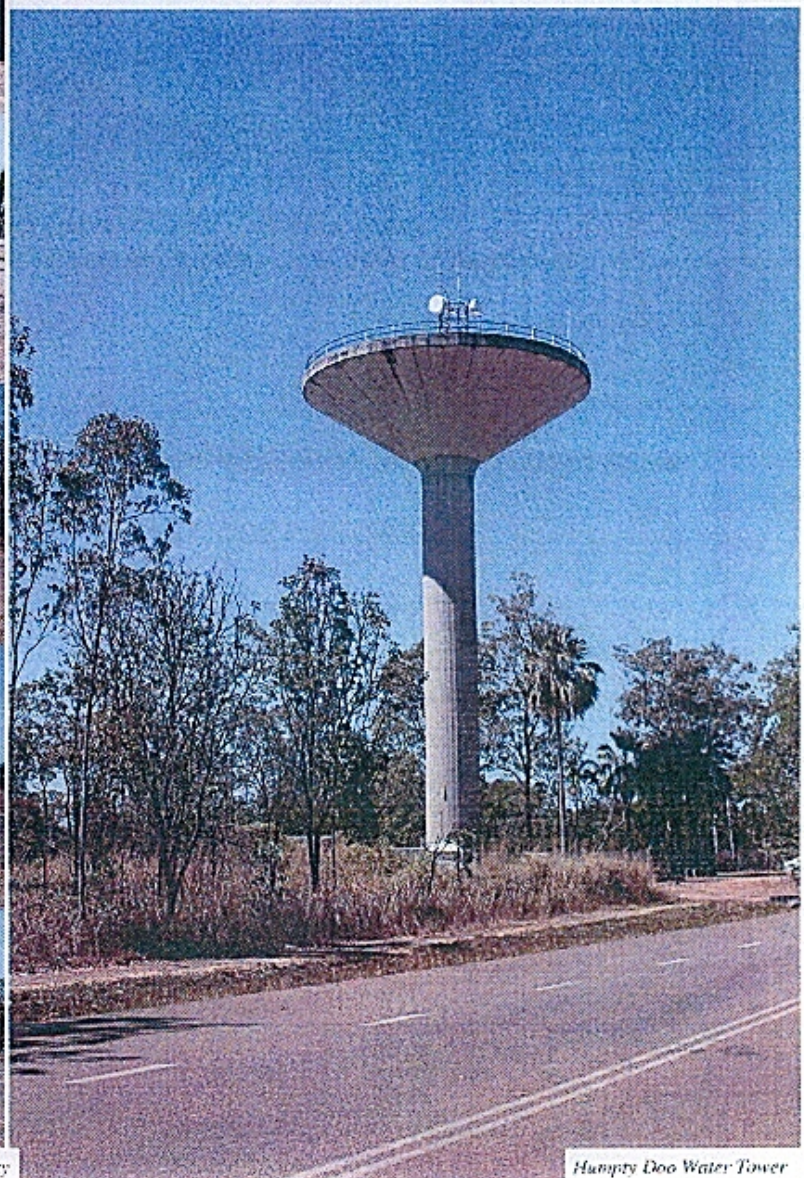
Humpty Doo Recycling/Waste Transfer Station



Humpty Doo Rural Centre at the Arnhem Highway

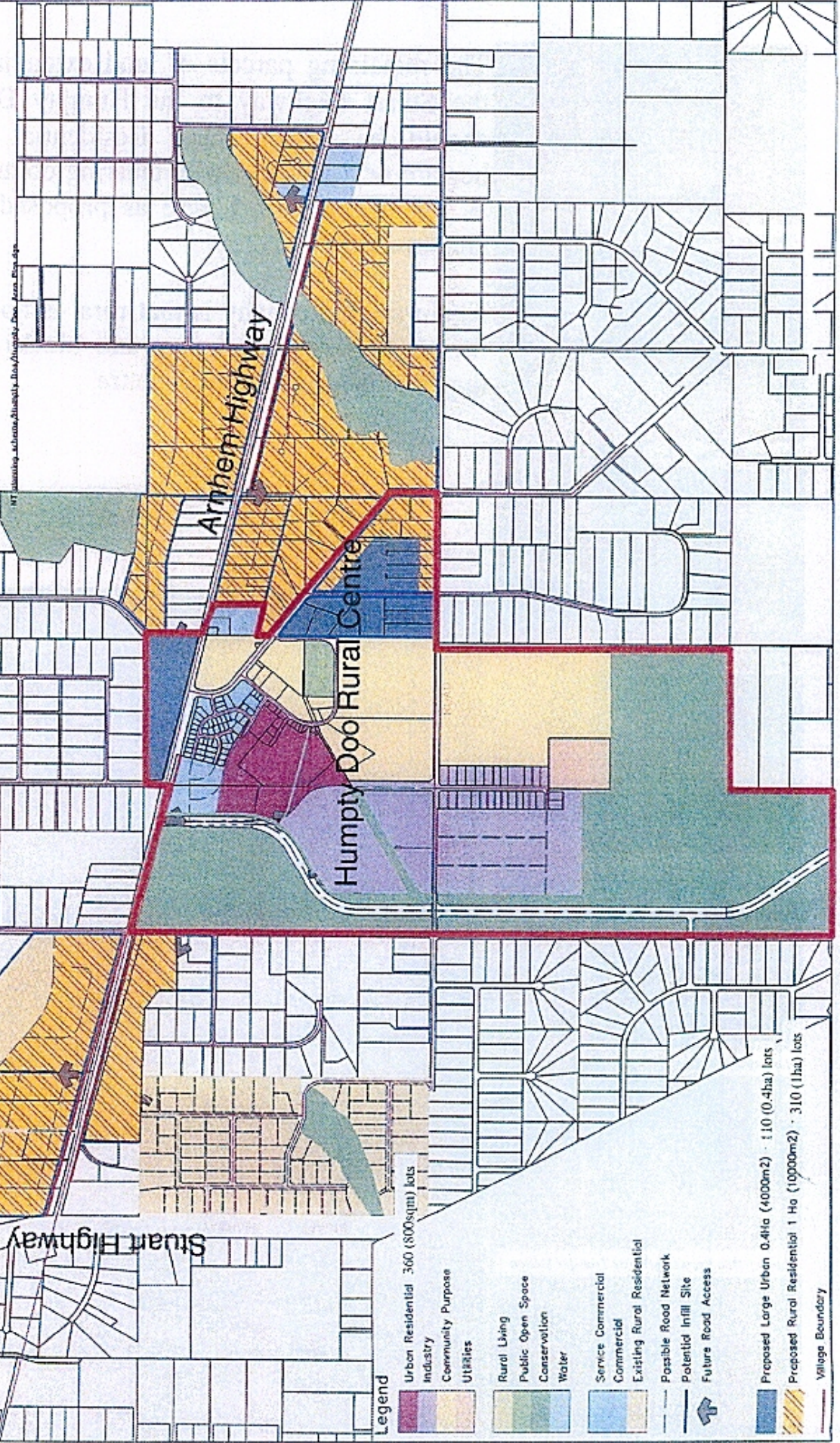
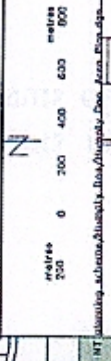
The remaining parcels of land extending from the Stuart Highway to the Humpty Doo Pub should be zoned Rural Residential RR (1 hectare or 2.5 acres) with clearing controls, not as 0.4 hectares or 1 acre as proposed by the Government.

Again the philosophy is that rural is no smaller than 1 hectare or 2.5 acre and blocks smaller than that belong in a rural centre.



Humpty Doo Water Tower

# Humpty Doo Rural Centre Plan with associated rural development



## Legend

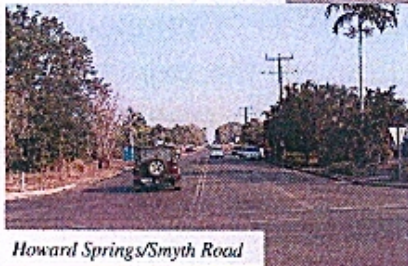
- Urban Residential 360 (800sqm) lots
- Industry
- Community Purpose
- UTILITIES
- Rural Living
- Public Open Space
- Conservation
- Water
- Service Commercial
- Commercial
- Existing Rural Residential
- Possible Road Network
- Potential Infill Site
- Future Road Access
- Proposed Large Urban 0.4Ha (4000m<sup>2</sup>) : 10 (0.4ha) lots
- Proposed Rural Residential 1 Ha (10000m<sup>2</sup>) : 310 (1ha) lots
- Village Boundary

# Howard Springs Rural Centre



Howard Springs Primary School

This plan identifies an area showing the future expansion of the existing Howard Springs Rural Centre.



Howard Springs/Smyth Road

This will allow for small block development in the rural centre but limits it to a minimum of 0.4 hectare or 1 acre except for a parcel of land zoned Multiple Dwelling that is within the existing rural centre plan.



Howard Springs Tavern and Shopping Centre

Land behind the Howard Springs Primary School has been included in the rural centre as the lot sizes are already 0.4 hectare or 1 acre. The school and the reserve have also been included in the rural centre as they are presently not within the boundary and the change would be consistent with what is normally part of a rural centre.



Howard Springs shops

Issues that would need to be investigated with small block development at Howard Springs

- sewerage
- water
- storm water
- traffic



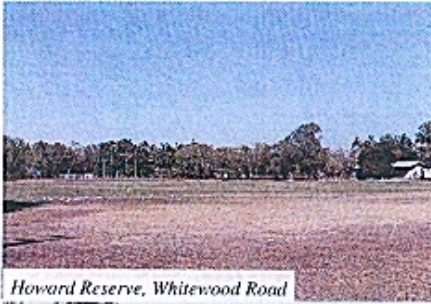
Howard Springs Early Learning Centre

Other changes to land which are significantly different to the Government's plans are:

- Land to the south of Wallaby Holtze Road and south of the proposed extension of Temple Terrace should remain as Rural Residential (1 hectare or 2.5 acre) and not urban as proposed by the Government.



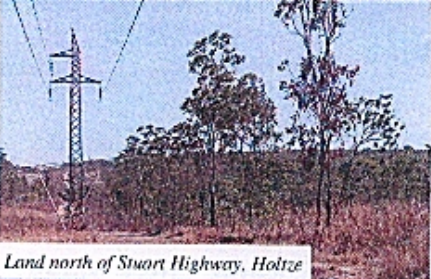
Howard Springs proposed Large Urban (LU) land



Howard Reserve, Whitewood Road



Howard Springs, Ganley Cr., 0.4 ha blocks



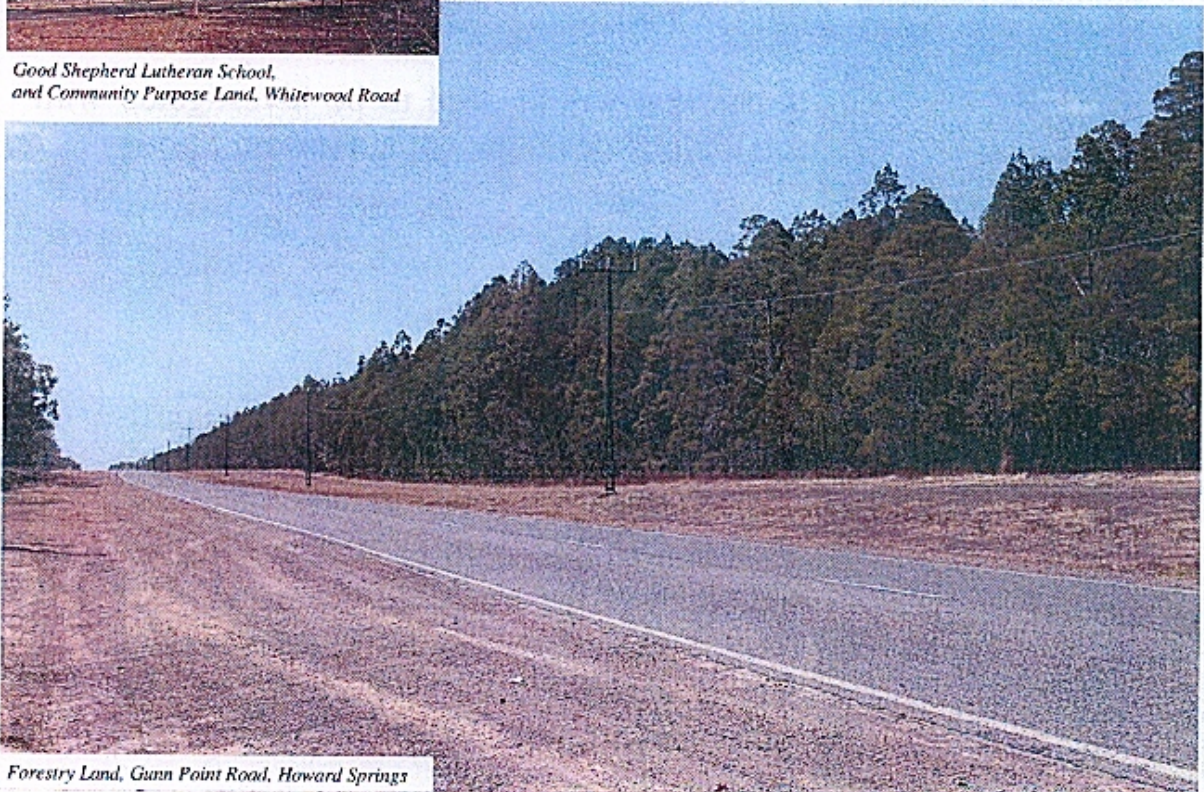
Land north of Stuart Highway, Holtze



Good Shepherd Lutheran School,  
and Community Purpose Land, Whitewood Road

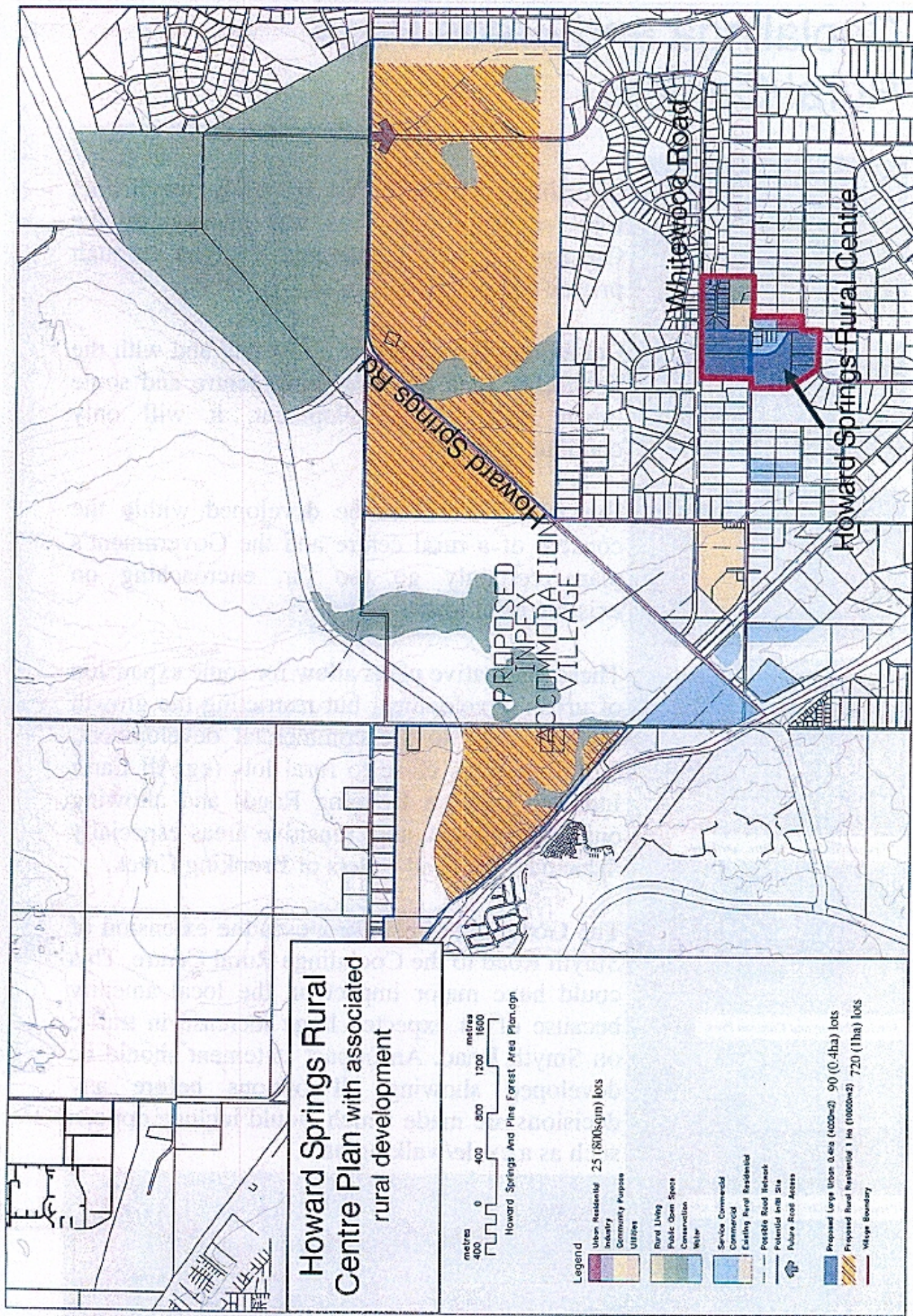
- Land known as 'Forestry Land' on Gunn Point Road should be rezoned from the existing Rural Living RL (2 hectare or 5 acre) to Rural Residential RR (1 hectare or 2.5 acre) but not 0.4 hectare or 1 acre as promoted by the Government. The land should also have clearing restrictions.
- Land next to the Good Shepherd Lutheran School on Whitewood Road should be rezoned as Community Purpose CP to allow for the expansion of the school or similar community development and not zoned as urban housing as proposed by the Government.

With the likelihood of increased development—forestry land, prison, Inpex—consideration should be given to see if there should be another rural centre in the area.

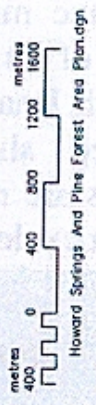


Forestry Land, Gunn Point Road, Howard Springs





# Howard Springs Rural Centre Plan with associated rural development



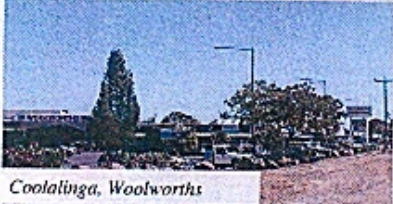
- Legend**
- Urban Residential 25 (800sqm) lots
  - Industry
  - Community Purpose
  - Utilities
  - Rural Living
  - Public Open Space
  - Connection
  - Water
  - Service Commercial
  - Commercial
  - Existing Rural Residential
  - Possible Road Network
  - Potential Infill Site
  - Future Road Access
  - Proposed Large Urban 0.6cs (400sqm) 90 (0.4ha) lots
  - Proposed Rural Residential 1 ha (10000sq) 720 (1ha) lots
  - Village Boundary

# Coolalinga and Freds Pass Rural Centres



Coolalinga, Stavri shops

Coolalinga and Freds Pass are really two distinct rural centres. Freds Pass was planned by the Government and Coolalinga evolved through private development.



Coolalinga, Woolworths

Coolalinga is growing at a fast rate and with the possibility of a new shopping centre and some urban residential development, it will only continue to grow.



All Earth Industries, Henning Road

But it still needs to be developed within the concept of a rural centre and the Government's plans certainly go too far, encroaching on existing rural lots.



Proposed Shopping Centre, north side

These alternative plans allow for some expansion of urban development but restricting the growth to land close to the commercial development, buffering areas close to rural lots (eg All Earth Industry land on Henning Road) and allowing only rural blocks near sensitive areas especially those near the head waters of Brooking Creek.



Service Station and Caravan Park

The Government plan proposes the extension of Smyth Road to the Coolalinga Rural Centre. This could have major impact on the local amenity because of an expected large increase in traffic on Smyth Road. An impact statement should be developed showing all options before any decisions are made which would include options such as a cycle/walking path.



Proposed residential subdivision site



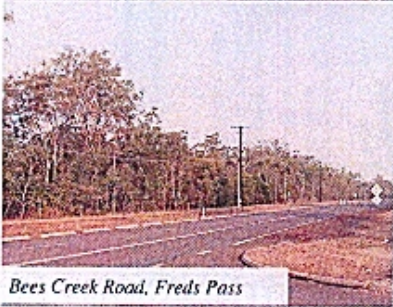
Coolalinga shops



Coolalinga Stuart Highway landscaping



Litchfield 'Shire' Council



Bees Creek Road, Freds Pass



Bees Creek Primary School, Freds Pass



Sattler Christian School, Freds Pass



Equestrian, Freds Pass Reserve



Cricket, Freds Pass Reserve



Freds Pass Show

Freds Pass Rural Centre has not actively been developed except as a mainly educational and sporting precinct. It is also the centre for Litchfield Local Government located on Bees Creek Road.

The reason for the lack of interest by Government in the Freds Pass Rural Centre is probably due to its close proximity to Coolalinga. The Government plans intend to extend this rural centre to permit land at Defence Establishment Howard Springs South (Defence land) and neighbouring land on the Stuart Highway to be subdivided into 0.4 hectare or 1 acre blocks. This is far beyond a reasonable expectation of the concept of a rural centre and is not supported in this alternative plan.

The alternative plan shows a distinct boundary around the rural centre allowing for a range of urban development within that boundary. It also includes the land managed by the St Vincent de Paul on Bees Creek Road.

Defence Establishment, Howard Springs South land and the neighbouring land should be zoned Rural Residential RR (1hectare or 2.5 hectare) with restrictions on clearing. This would retain the area as rural and protect remnant vegetation especially on the Defence land.

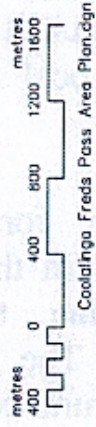
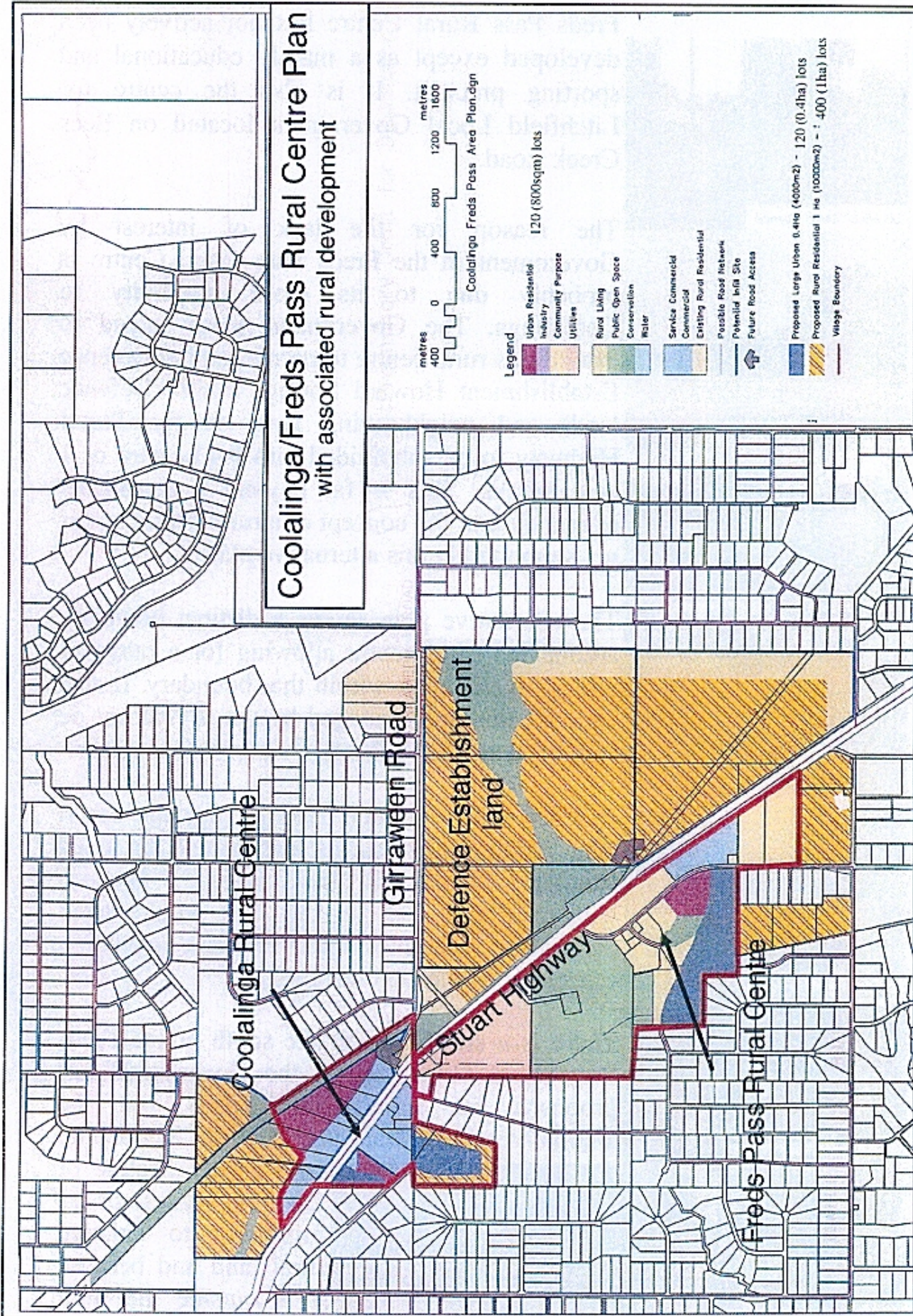
There is a small area to the south of the Freds Pass Rural Centre which the Government has proposed for urban development but the alternative plans retain this as Rural Residential land RR (1 hectare or 2.5 acre) because of the proximity to existing rural land and because it is outside the rural



Defence Establishment Howard Springs South, (McMinns Lagoon)

centre.

# Coolalinga/Freds Pass Rural Centre Plan with associated rural development



- Legend**
- Urban Residential
  - Industry
  - Community Purpose
  - Utilities
  - Rural Living
  - Public Open Space
  - Conservation
  - Rural
  - Service Commercial
  - Commercial
  - Service Rural Residential
  - Existing Rural Residential
  - Possible Road Network
  - Potential Infill Site
  - Future Road Access
  - Proposed Large Urban (0.4ha (4000m<sup>2</sup>) - 120 (0.4ha) lots
  - Proposed Rural Residential 1 Ha (10000m<sup>2</sup>) - : 400 (1ha) lots
  - Village Boundary

Coolalinga Rural Centre

Giraween Road

Defence Establishment land

Stuart Highway

Freds Pass Rural Centre

# Noonamah Rural Centre



Noonamah Hotel and Supermarket



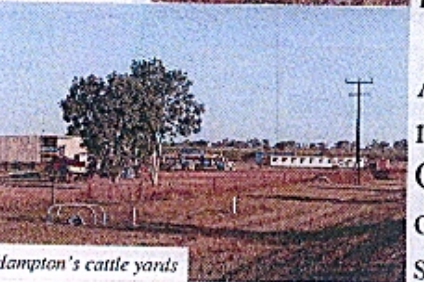
WWII historic site



Noonamah north



Noonamah south



Hampton's cattle yards

Under the existing Litchfield Planning and Land Use Objectives, Noonamah is a Local Service Node.

The Government's Rural Village Plan shows land between the Elizabeth River and the Stuart Highway and from the Elizabeth River Bridge to Alverly Road as land suitable for 0.4 hectare or 1 acre blocks. This is not in keeping with the rural centre concept nor the preservation of rural living but rather an ambit claim based on the maximum number of blocks they believe can developed.

The alternative plans are **concept** plans only and show Noonamah as a rural centre with urban, commercial and residential development within a defined area. On the edge of that development is a Rural Residential RR (1 hectare) zone. Outside of that zone is land that could be used as either Rural Residential RR (1 hectare) or Rural Living RL (2 hectare or 2.5 acre) depending on environmental and infrastructure restraints.

A large parcel of land on Elizabeth Valley Road near the local fire station is shown in the Government Rural Village plans as 0.4 hectare or 1 acre blocks. This is not supported as all the surrounding land is zoned Rural R (8 hectare or 20 acres) and the land is not in the proposed Noonamah Rural Centre. The alternative plan shows this land remaining as rural living R (8 hectare or 20 acres).

With the proposed new city of Weddell nearby there is no reason to subdivide large areas of rural land into urban sized blocks as Weddell will be developed for that purpose.



# Berry Springs Rural Centre



Berry Springs Store



Berry Springs Hardware



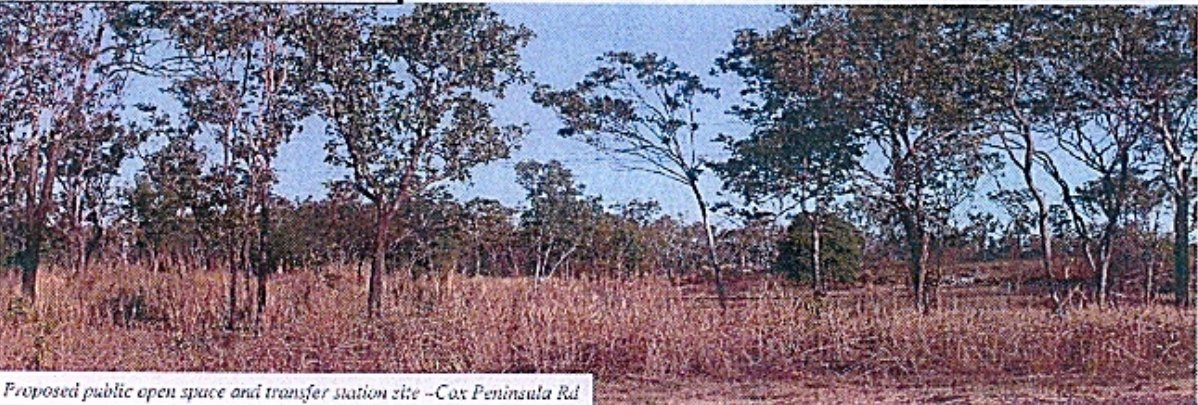
Berry Springs Centre Store and Garage



Future urban residential land—Doris Rd



Future rural residential land-Cox Peninsula Rd



Proposed public open space and transfer station site -Cox Peninsula Rd

The proposed Government plans for Berry Springs mirror the original concept plan shown in the Litchfield Planning Concepts and Land Use Objectives. The major change from the original plan is an attempt by Government planners to change Berry Springs into a suburb not a rural centre by permitting a large increase in the number of urban blocks than originally planned.

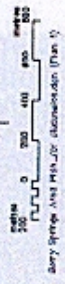
This alternative plan keeps closer to the original concept with an emphasis on a clearly defined rural centre surrounded by rural blocks.

Berry Springs Rural Centre is close to the Berry Creek and how much land is affected by flooding and waterlogging would need accurate assessment before any developments occurs.

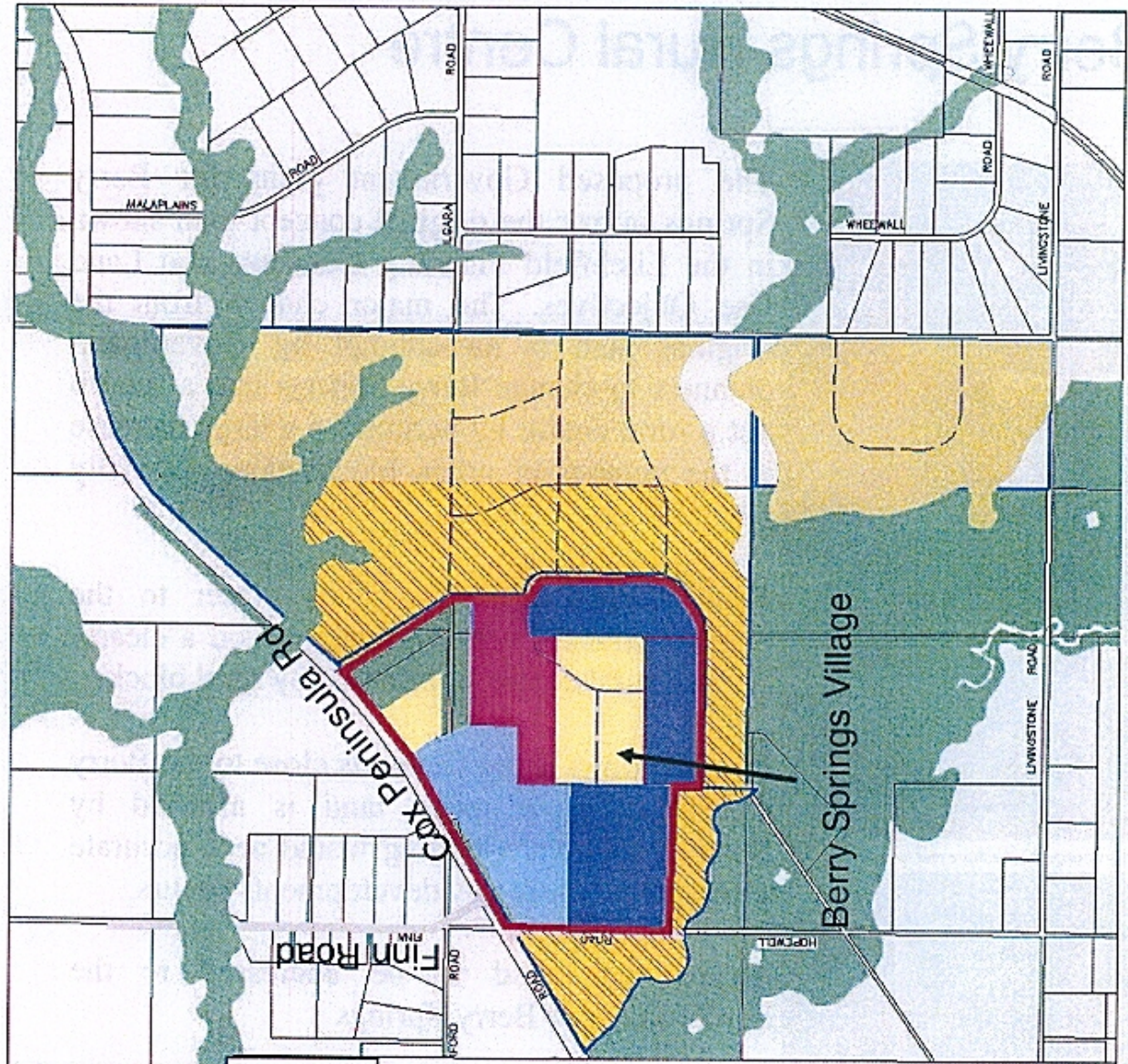
Issues that need to be addressed re the development of Berry Springs

- Water
- Storm water/drainage
- Sewerage
- Flooding and waterlogging
- Proximity to nearby waste transfer station
- Proximity to Weddell

# Berry Springs Rural Centre Plan with associated rural development



- Legend**
- Urban Residential 500 (800-sqm) lots
  - Industry
  - Community Purpose
  - Utilities
  - Rural Living
  - Public Open Space
  - Conservation
  - Water
  - Service Commercial
  - Commercial
  - Existing Rural Residential
  - Possible Road Network
  - Potential Infill Site
  - Future Road Access
  - Proposed Large Urban 0.4ha + 230 (0.4ha) lots
  - Proposed Rural Residential 1 Ha 200 (1ha) lots
  - Village Boundary



Berry Springs Village



## Other Rural Centres

### Girraween Rural Centre



*Girraween Village*

Girraween is a small village that hasn't been developed except for the Girraween Primary School and Pre School. Development is restricted by the proximity to a Power and Water bore close to the village. Until a solution can be found for an acceptable disposal of sewage development will be restricted.

### Darwin River Rural Centre



*Darwin River Store and Litchfield Pub*

Darwin River is a small centre comprising a store and pub. It is located on the Darwin River Road. It is surrounded by larger blocks and is an important rural centre especially for locals.

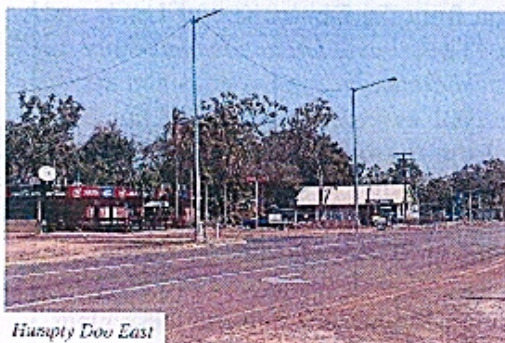
### Acacia Rural Centre



*Acacia Store redevelopment*

Presently Acacia is a small rural centre on the Stuart Highway. There is certainly room for more development with a possible redevelopment of the caravan park. The original store is being rebuilt next to another smaller store. With town water available and highway frontage this could develop into an important service centre.

### Humpty Doo East Rural Centre



*Humpty Doo East*

Humpty Doo East Rural Centre is restricted in its growth by the proximity of the major Humpty Doo Rural Centres but it still be important serving local residents and travellers.

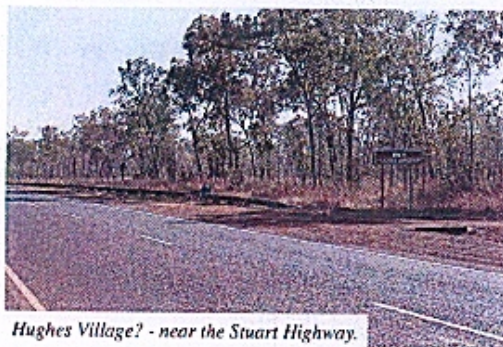
## Virginia Rural Centre



Virginia shops, pub and caravan park

Virginia Rural Centre is situated just off the Stuart Highway and close to Coolalinga. With a store, pub, caravan park and garage it is an important place for both the local community and tourists. While it is so close to Coolalinga Rural Centre it is unlikely it will grow beyond its present size.

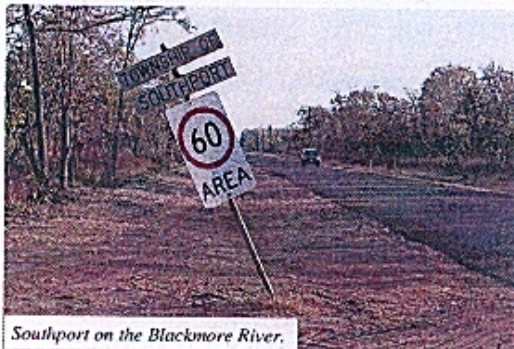
## Hughes Rural Centre?



Hughes Village? - near the Stuart Highway.

A possible new rural centre is being investigated near Hughes WWII Airstrip. This is being promoted by a local private developer. It may have merit but the concept of a rural village and rural development around the village should be the basis for any future planning.

## Southport Historic Township



Southport on the Blackmore River.

Southport is a historic township in the southern part of the rural area. The population is growing especially now that blocks of land that have no known owners have been auctioned off by the local council. There is no town water or shops at Southport but this may need to change as the number of new residents increases. It also is the base for launching fishing boats at the Blackmore River.

### Land area units

### Metric – Imperial

0.4 hectare = 1 acre

1 hectare = 2.5 acres

2 hectare = 5 acres

8 hectares = 20 acres

Maps used in this document are used with permission from the Department of Lands and Planning. They have been changed only to show the difference in rural centres and zones. Areas marked as conservation have not been changed from the original maps. The authors of this Rural Centre Plan thank the Department for their cooperation in the use of their maps. Also thanks to Shawn Handley in assisting in the development of the maps.

If you would like to comment on these plans, please contact Gerry Wood on 89831302 or Kezia Purick on 89833477.

# Action Plan

If you support the concept of the alternative rural village plans then please cut out this page and send it by post, fax or email to the Minister and tell him the rural lifestyle is important to you.

fax 89014110

Email [gerry.mccarthy@nt.gov.au](mailto:gerry.mccarthy@nt.gov.au)

mail GPO 3146 Darwin 0801

Minister Gerry McCarthy  
Minster for Lands and Planning  
Parliament House  
GPO 3146  
Darwin 0801 NT

Dear Minister

I/WE do not support the Government's Proposed Rural Village Plans and we do not support the subdivision of the rural area into urban sized blocks.

Instead we support the concept of the Alternative Rural Centre Plans which promote sensible development of the rural area and retain our rural lifestyle.

Yours sincerely

*This plan  
is about  
keeping  
the rural,  
rural.*